

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-052

Date Received: 8/30/16

Application Accepted By: SP Fee: \$4800

Comments: Assigned to Shannon Pine, 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 8917 Anteres Avenue, Columbus, Ohio Zip 43240

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 31843201016000

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LC4 Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for rezoning request: To develop, build and operate housing for the elderly

(continue on separate page if necessary)

Proposed Height District: H60 Acreage 5.862

[Columbus City Code Section 3309.14]

APPLICANT:

Name POLARIS Retirement Living Properties, LP

Address 654 Alpha Drive City/State Pittsburgh, PA Zip 15238

Phone # 412.967.1080 Fax # 412.967.0911 Email dpampena@grazianoconstruction.com

PROPERTY OWNER(S):

POLARIS SL, LLC

Address 8800 Lyra Drive, Ste 550 City/State Columbus, OH Zip 43240

Phone # 614.841.1000 Fax # 614.841.0840 Email fgeiger@polariscenters.com

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name ELTI, LLC / Stephen Lenker

Address 8195 Avery Road City/State Dublin, OH Zip 43017

Phone # 614.554.5222 Fax # 614.467.3601 Email: stephenlenker@gmail.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stephen Lenker
of (1) MAILING ADDRESS 8195 Avery Road, Dublin, Ohio, 43017

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 8917 Anteres Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 8/30/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Polaris SL, LLC c/o NP Limited Partnership
8800 Lyra Drive, Suite 550
Columbus, OH 43240

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

POLARIS Retirement Living Properties, LP
412.967.1080

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far North Columbus Communities Coalition
Jim Palmisano P.O. Box 66
Lewis Center, OH 43035

and that the attached document (6) is a list of the **names and complete mailing addresses**, including **zip codes**, as
shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of**
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, **and**
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 30 day of August in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Christopher J. Slaughter, Notary Public
In and For the State of Ohio
My Commission Expires 4/17/2018

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216-052

NP Limited Partnership
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Polaris MCD LLC
1074 Gemini Place
Columbus, OH 43240

Polaris TD, LLC
1050 Gemini Place
Columbus, OH 43240

JP Morgan Chase Bank
1000 Polaris Parkway
Columbus, OH 43240

Three Fountains LLC
1040 Polaris Parkway
Columbus, OH 43240

2150 Investment Company
940 Polaris Parkway
Columbus, OH 43240

Anteres Park at Polaris LLC
8901 Anteres Park Drive
Columbus, OH 43240

Polaris Retirement Living Properties
Attn: Denise Pampena
654 Alpha Drive
Pittsburgh, PA 15238

ELTI, LLC
Stephen Lenker
8195 Avery Rd.
Dublin, OH 43017

Far North Columbus Communities
Coalition Attn: Jim Palmisano
7984 Brookpoint Pl.
Westerville, OH 43081

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Denise Pampena, Manager of POLARIS Retirement Living Properties, LP
of (COMPLETE ADDRESS) 654 Alpha Drive, Pittsburgh, PA, 15238
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. POLARIS Retirement Living Properties, LP Attn: Denise Pampena 654 Alpha Drive Pittsburgh, PA 15238 Denise Pampena, 412-967-1080	2. Polaris SL, LLC 8800 Lyra Drive Suite 550 Columbus, Ohio, 43040 Franz Geiger, Lee Spector 614-841-1000
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Denise M Pampena

Subscribed to me in my presence and before me this 30 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Kimberly J. Slight

My Commission Expires:

Notary Seal Here



This Project Disclosure Statement expires six months after date of notarization.
In and For the State of Ohio
My Commission Expires 4/17/2018

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City of Columbus Zoning Plat

216-052



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 31843201016000

Zoning Number: 8917

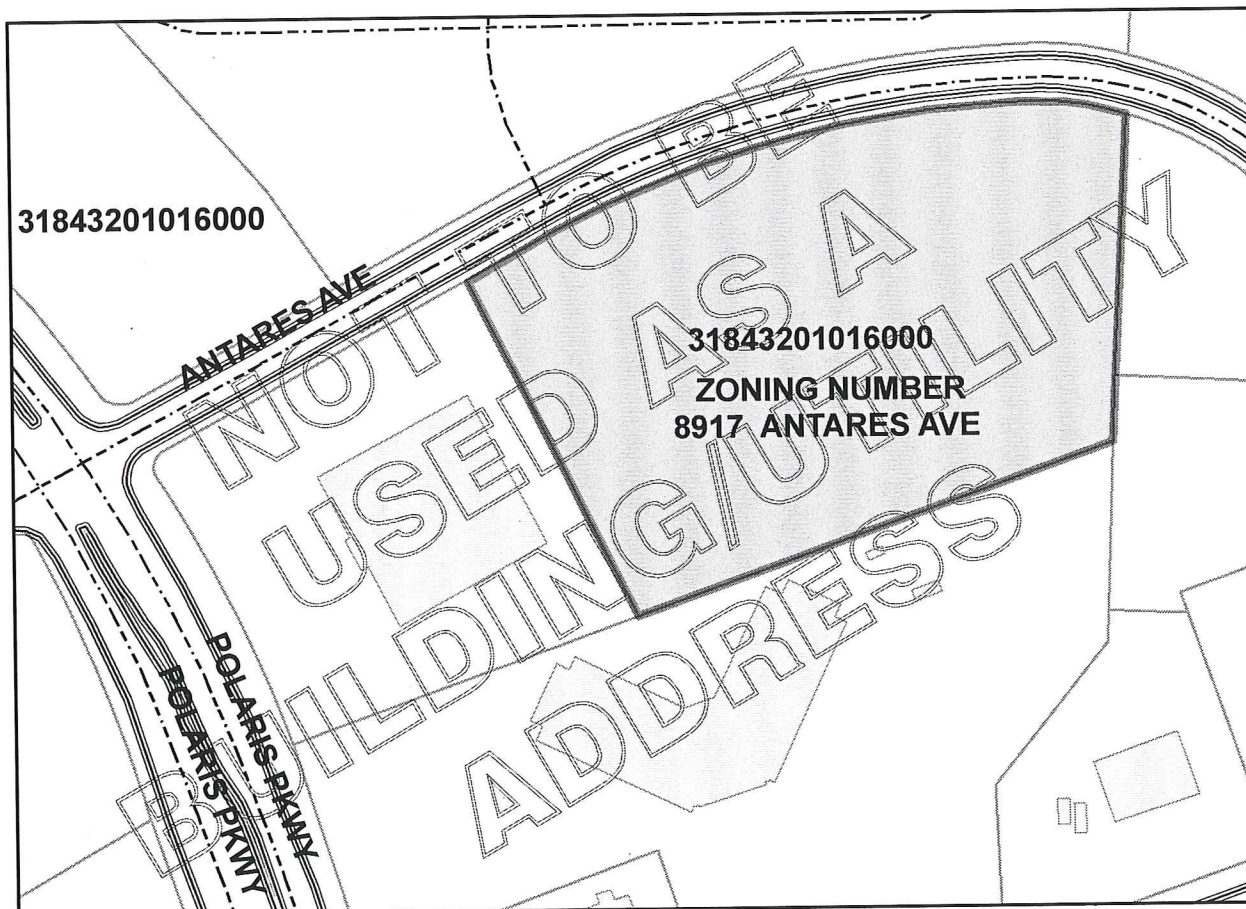
Street Name: ANTARES AVE

Lot Number: N/A

Subdivision: N/A

Requested By: GRAZIANO CONSTRUCTION (STEPHEN LENKER)

Issued By: Edyana Amarian Date: 8/2/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 70205

216-052

L-C-4 to LPD



CT Consultants
engineers | architects | planners

Description of a 5.862 Acre Tract

Situated in the State of Ohio; County of Delaware, City of Columbus, being part of Farm Lot 14, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 5.862 acres out of Farm Lot 14, being a 5.862 acre tract of land out of a 36.115 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 268, Page 2248, and being more particularly described as follows:

COMMENCING for reference at the intersection of the centerline of Gemini Place (Ordinance Number 1867-2004) formerly known as Fashion Mall Parkway of record in Plat Cabinet 2, Slide 670 and the centerline of Polaris Parkway of record in Plat Book 24, Page 137;

Thence North $19^{\circ}28'31''$ West, a distance of 511.99 feet with the centerline of said Polaris Parkway, to a point;

Thence North $70^{\circ}31'29''$ East, a distance of 82.00 feet crossing said Polaris Parkway, to a $5/8''$ iron pin found with a Floyd Browne Group cap on the east right-of-way line of said Polaris Parkway, being at the southwest corner of a 3.180 acre tract of land described in a deed to 2150 Investment Co. of record in Official Record Volume 1065, Page 2474, and being at the northwest corner of a 6.638 acre tract of land described in a deed to JPMorgan Chase Bank, N.A. of record in Official Record Volume 1106, Page 170;

Thence North $70^{\circ}31'29''$ East, a distance of 387.59 feet with the south line of said 3.180 acre tract and with the north line of said 6.638 acre tract, to a $5/8''$ iron pin found with a Floyd Browne Group cap at the southeast corner of said 3.180 acre tract and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence North $28^{\circ}16'21''$ West, a distance of 393.53 feet with the east line of said 3.180 acre tract, to a Mag nail found at the northeast corner of said 3.180 acre tract and being on the south right-of-way line of Antares Avenue of record in Official Record Volume 727, Page 996;

Thence North $61^{\circ}38'00''$ East, a distance of 92.20 feet with the south right-of-way line of said Antares Avenue, to an iron pin set on the south right-of-way line of Antares Avenue Part 2 of record in Official Record Volume 1136, Page 2227;

Thence with the south right-of-way line of said Antares Avenue Part 2 the following two (2) courses and distances:

- 1) With the arc of a curve to the right having a radius of 1170.00 feet, a central angle of $27^{\circ}28'29''$, a chord bearing of North $75^{\circ}22'14''$ East, a chord distance of 555.68 feet, and an arc length of 561.04 feet, to an iron pin set;
- 2) With the arc of a curve to the right having a radius of 345.00 feet, a central angle of $15^{\circ}53'54''$, a chord bearing of South $82^{\circ}56'34''$ East, a chord distance of 95.42 feet, and an arc length of 95.73 feet, to an iron pin set on the east line of said 36.115 acre tract and being on the west line of a 10.783 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 513, Page 2179;

Thence South $03^{\circ}07'25''$ West, a distance of 269.36 feet with the east line of said 36.115 acre tract and with the west line of said 10.783 acre tract, to a 1" iron pipe found

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Page 1 of 3

DESCRIPTION FOR CLOSING ONLY
☒ RPC Approval Required
☒ Municipal Approval Required
☒ Delaware County Engineer
7-5-10

with an EDG cap at the southwest corner of said 10.783 acre tract and being at the northwest corner of a 9.949 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 268, Page 2261;

Thence South 03°22'27" West, a distance of 70.43 feet with the east line of said 36.115 acre tract and with the west line of said 9.949 acre tract, to a 5/8" iron pin found with a Floyd Browne Group cap at the southeast corner of said 36.115 acre tract and being at the northeast corner of said 6.638 acre tract;

Thence South 70°31'29" West, a distance of 539.12 feet with the north line of said 6.638 acre tract and with the south line of said 36.115 acre tract, to the **TRUE POINT OF BEGINNING** containing 5.862 acres of land, more or less.

Basis of Bearings: Bearings are based on data acquired by GPS observations as per NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Monumentation.

All iron pins set are 5/8" solid iron pins 30" in length with a yellow plastic cap stamped "CT Consultants".

The above description is based on and referenced to an exhibit titled "Plat of Survey of a 5.862 Acre Tract" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Darrell B. Plummer 6/30/2016
Darrell B. Plummer, Professional Surveyor No. 7595 Date



COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 8917 Antares Avenue, Columbus, Ohio, 43240

PARCEL ADDRESS: 31843201016000

OWNER: Polaris GC, LLC and NP Limited Partnership

APPLICANT: POLARIS Retirement Living Properties, LP

DATE OF TEXT: 08/30/2016

APPLICATION NUMBER: 216-052

1. INTRODUCTION: The subject site contains approximately 5.862 acres, exclusive of the existing road right-of-way, consisting of one parcel located 380 +/- feet east of Polaris Parkway along Antares Avenue. It is intended that the parcel be split from the parent parcel containing 15.15 acres, more or less along Polaris Parkway. The applicant is proposing to construct a 133 unit independent congregate living facility for the elderly in the CPD Commercial Planned Development District. The parcel is currently zoned LC-4, Limited Overlay Commercial District (02-91-018C). Zoning Site and Landscaping plans and elevation drawings are attached.

2. PERMITTED USES: Section 3349.03 (Institutional) of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the CPD Text, the applicable development standards are contained in Chapter 3361 of the Columbus City Code, and as shown on the attached Zoning Site Plan attached as Exhibit "A", Zoning Landscaping Plan attached as Exhibit "B" and Zoning Elevations Plans attached as Exhibit "C". In addition, the applicant will comply with the POLARIS Centers of Commerce ® Design Review Guidelines, the POLARIS Centers of Commerce ® Declaration of Protective Covenants recorded on August 28, 1992, in the Delaware County, Ohio Deed of Records in Deed Book Volume 0548, Page 720 (the "POLARIS Declaration of Covenants") and the Declaration of Restrictions and Private Storm Sewer Easement dated May 18, 2012, by N.P. Limited Partnership and recorded on May 23, 2012, in the Delaware County, Ohio Deed of Records in Deed Book Volume 1123, Pages 144-153, as will be amended (the "Declaration of Restrictions and Private Storm Sewer Easement").

A. Density, Height, Lot and/or Setback Commitments.

1. The minimum building setback from the street property line is fifty (50) feet from Antares Avenue.
2. A sideyard setback along the easterly and westerly property line shall be as shown on the Zoning Site Plan attached as Exhibit "A" with a minimum setback of ten (10) feet from property line.
3. A rearyard setback along the southerly property line shall be as shown on the Zoning Site Plan attached as Exhibit "A" with a minimum setback of ten (10) feet from property line.
4. No parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the property created by this rezoning request will continue to function as part of the overall site.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access to and from the site shall be provided via Antares Avenue as shown on the Zoning Site Plan attached as Exhibit "A". Access shall be approved by the City of Columbus, Department of Public Service.
2. The subject site shall provide 102 parking spaces including 6 ADA parking spaces, 1 van parking space and 10 bicycle parking spaces.

C. Buffering, Landscaping, Open Space, Screening and Parkland Dedication Commitments.

1. Landscaping and mounding shall be provided as shown on the attached Zoning Landscaping Plan attached as Exhibit "B" and has been designed in accordance with the landscaping requirements set forth in the POLARIS Centers of Commerce ® Design Review Guidelines.

D. Building Design and Exterior Treatment Commitments.

1. The architectural "look" of the initial construction shall be consistent with the attached Zoning Elevations Plan attached as Exhibit "C" and Rendering furnished to the City of Columbus.
2. All four (4) building exterior sides shall include brick veneer around the entire building with a mix of vertical ACM panels and the balance hardie board siding. The mansard mechanical equipment screen will be fiberglass shingles.

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. Light poles shall be cut-off fixture types. All light poles, signs, frames and/or supports shall be either black or dark bronze in color. No pole shall exceed fifteen (15) feet in height on a three (3) foot concrete base.
2. Main entry features shall be landscaped and lit with concealed uplights.

F. Graphics and/or Signage Commitments.

1. The Project will have a ground mounted monument sign at the main Antares Avenue entry point, and other graphics subject to compliance with the following Paragraph F.2.
2. The aforementioned signage and any other signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the CPD District and the signage and graphics requirements set forth in the POLARIS Centers of Commerce ® Design Review Guidelines. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.

G. Miscellaneous:

1. Variance to 3349.03 (W): Increase the allowable density for elderly housing from 1 unit per 2500 square feet to allow 133 senior apartment units, a site total of 133 units on the CPD net site of approximately 5.862 acres (which would be approximately but need not be exactly 1 unit per 1920± square feet for 133 units).

2. Variance: Applicant requests a variance to 3312.49 under Table 1 titled "4 or more Dwelling Units" from the required 1.5 parking spaces per unit or 195 parking spaces to .7846 parking spaces per unit or 102 total parking spaces.

3. The Subject Site shall be developed in accordance with the submitted plans. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

4. The developer shall pay the applicable parkland dedication ordinance fee at the time of Site Compliance Review.

6. Interior sidewalks and patios shall be constructed as shown on the Zoning Site Plan attached as Exhibit "A".

IV. Commercial Planned Development Criteria:

A. Natural Environment: The project will maintain the natural character of the area by planting trees, creating internal walkways described on the Zoning Landscaping Plan on Exhibit "B" attached hereto. Reserve A, as delineated on the Zoning Site Plan attached as Exhibit "A", includes a detention pond originally built for the multifamily project directly to the north and adjacent to the subject site. It was built and oversized to allow for the development of the subject site. There is sufficient capacity in the detention basin for the applicant's intended use. The area, Reserve A, is being set aside as a refuge for migratory birds and other native species. It creates "green space" in a natural habitat which also provides for positive aesthetics on the overall site. The Reserve is subject to an existing maintenance agreement titled Declaration of Restrictions and Private Storm Sewer Easement.

B. Existing Land Use: The property is zoned LC-4 and is currently vacant.

C. Transportation and Circulation: All drives and roadways will be reviewed and approved by the City of Columbus, Department of Public Service.

D. Visual Form of the Environment: The existing uses/zoning of the surrounding properties are as follows:

North: Multifamily dwellings in the LARLD District.

East: Vacant land in the LC-4 District

South: Office use in the LC-4 District

West: Retail use in the LC-4 District.

E. View and Visibility: The applicant believes the proposed project use and improvements will enhance the area. The applicant believes that the proposed use will in no way diminish the surrounding neighborhood.

F. Proposed Development: The development will be an elderly living housing facility project as illustrated on the Zoning Site Plan attached as Exhibit "A" and Zoning Elevation Plans attached as Exhibit "C".

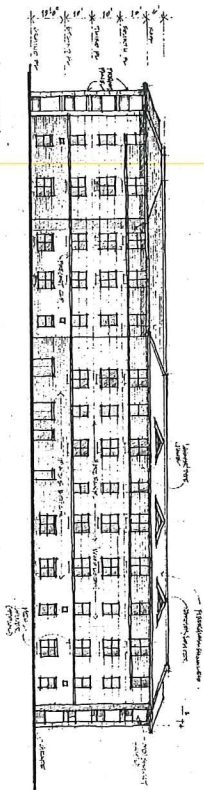
G. Behavior Patterns: The proposed use will serve the senior and elderly population still able to function without medical care or supervision. Service to this population is beneficial to society, and therefore this Project should be beneficial with respect to behavior patterns.

H. Emissions: Emissions generated from the use of this site will not affect the environment or alter the use and enjoyment of the surrounding neighborhood.

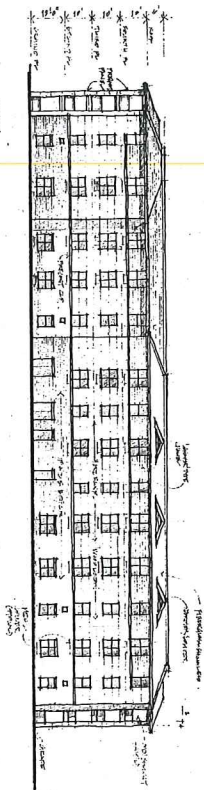
The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for itself, its, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that it fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code except as described within this CPD Text.

SIGNATURE: _____

DATE: _____



DATE	EXPLANATION	EAST/WEST (SIMILANT OPERATIONS)
START: 1/16/88 = 1-0-88		

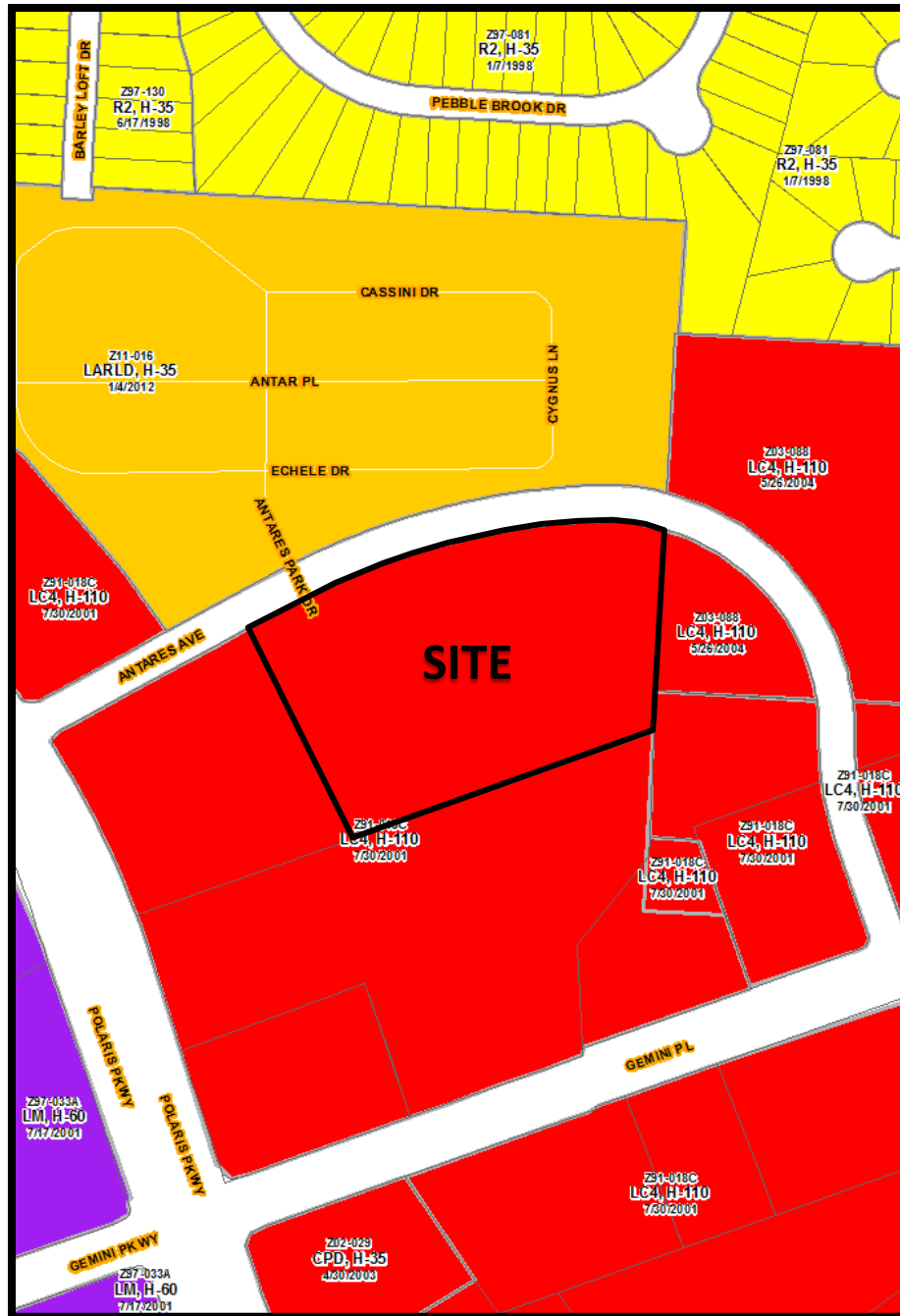


DATE	EXPLANATION	EAST/WEST (SIMILAR OPERATIONS)
START: 1/1/00 = 1-0-0		

216-052

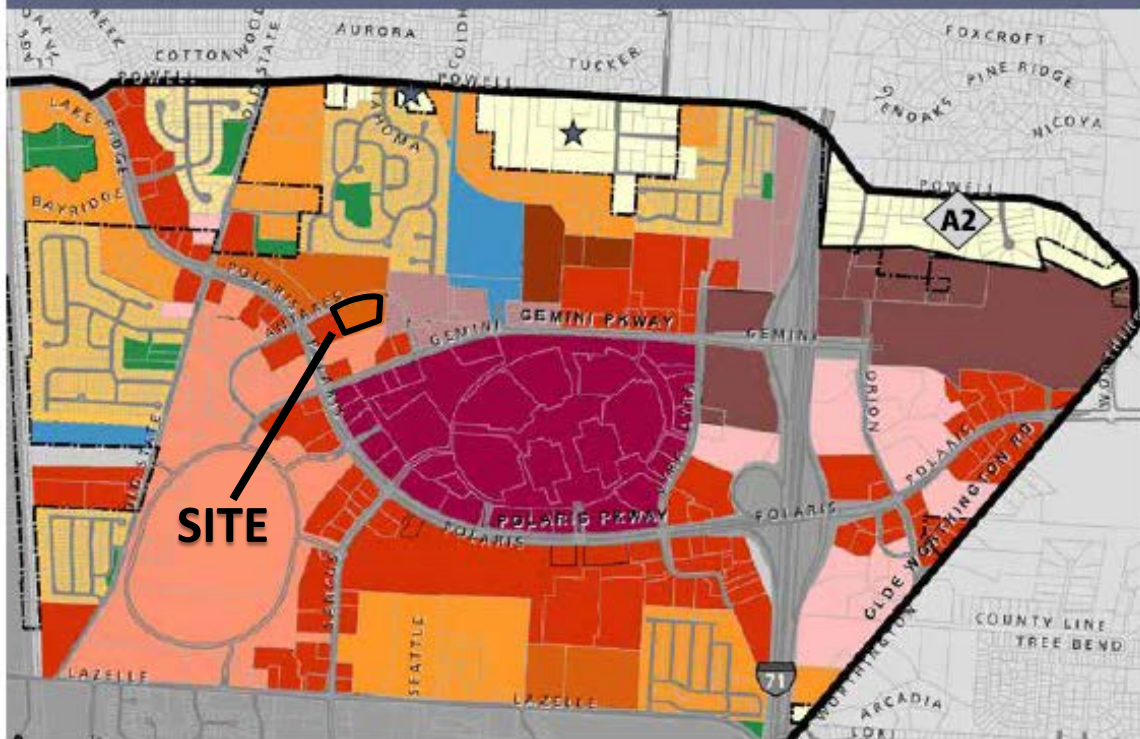
LLI ENGINEERING

1301 PENNIE AVENUE, SUITE 300 PITTSBURGH, PA 15223 412-904-4373



Z16-052
8917 Antares Avenue
Approximately 5.86 acres
L-C-4 to CPD

Figure 16: Polaris Subarea



Z16-052
 8917 Antares Avenue
 Approximately 5.86 acres
 L-C-4 to CPD



Z16-052
8917 Antares Avenue
Approximately 5.86 acres
L-C-4 to CPD